

LEGEND

CC#.....COUNTY CLERK'S DOCUMENT NUMBER OCIRF.....ORANGE CAPPED IRON ROD FOUND OPRTCT.....OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

### WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

## TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

## **BUILDING PERMITS**

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

### **UTILITY EASEMENTS**

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

### SITE DRAINAGE STUDY

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

systems and treatment facilities; and recreation/clubhouse/exercise buildings and facilities.

The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction,

shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

# CONSTRUCTION PROHIBITED OVER EASEMENTS

development of the watershed.

# FLOODPLAIN / DRAINAGE-WAY: MAINTENANCE

addition, will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage-ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage-ways. Property for the purpose of inspecting the maintenance work by the property owners. The drainage-ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of the failure of any structure(s) within the drainage-ways. The drainage-way crossing each lot is

# PARKWAY PERMIT

Parkway improvements such as curb and gutter, pavement tie-in, drive approaches, sidewalks and

Private P.R.V's will be required; water pressure exceeds 80 P.S.I.

# OWNER / SUBDIVIDER

BEACH STREET PARTNERS 2, LLC P.O. BOX 96255 SOUTHLAKE, TEXAS 76092 **ENGINEER / SURVEYOR** 

BHB Project #2016.710.000 TBPE Firm F-44

BAIRD, HAMPTON & BROWN, INC. jwarqo@bhbinc.com 817-251-8550

# PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for construction, maintenance or operation of any include, but not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution

maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth

# PUBLIC OPEN SPACE EASEMENT

No structure, object, or plat of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees,

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

# FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain easement, without the written approval of the Director of Transportation and Public Works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party(s) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate

The existing creek, stream, river, or drainage channel traversing along or across portions of this owners shall keep the adjacent drainage-ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the City shall have the right of entry Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor contained within the floodplain easement line as shown on the plat.

drainage inlets may be required at time of building permit issuance via a parkway permit. P.R.V's NOTE

LAND USE **GROSS SITE AREA: 1.529 ACRES** TOTAL NUMBER LOTS: 1 NON-RESIDENTIAL LOTS: COMMERCIAL LOTS AREA: 1.529 ACRES

TBPLS Firm 10011302

# **SURVEYOR'S NOTES**

WALL EASEMENT-

CC# D216178608 OPRTCT

RETAINING WALL

MAINTENANCE AGREEMENT

CC# D216229838 - OPRTCT

-MAINTENANCE AGREEMENT

S89°59'48"W

PUBLIC ACCESS EASEMENT

CC# D215207053

—15' WATER LINE EASEMENT

CC# D215207053 OPRTCT

C1 | 13°13'12" | 180.00' | 41.53'

C2 19°33'38" 25.00' 8.53'

C3 | 10°20'11" | 180.00' | 32.47'

CC# D216229838 - OPRTCT

FLOODPLAIN EASEMENT CC# D216178608

N22°25'25"E

54.46'

LOT 6X, BLOCK 12

HERITAGE GLEN ADDITION

CC# D203399842

PUBLIC PARK AREA &

FLOODPLAIN EASEMENT

FULLY DEVELOPED

VARIABLE WIDTH -

FLOODPLAIN EASEMENT CC# D215207053

N42°41'23"E

FLOODPLAIN PER FLOOD

STUDY NO. FP-16-027-FS

Plat Case Number: FP-16-059

Reference Case Number: PP-14-047

Flood Study Number: FP-16-027-FS

FORT WORTH

CITY PLAN COMMISSION

CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN

NINETY (90) DAYS AFTER DATE OF APPROVAL.

OPRTCT

3.17'

bears N 20°02'40" E, 0.23

1. Horizontal Datum being the Texas Coordinate System, NAD83, North Central Zone - 4202, as established using GPS Technology in conjunction with the Texas RTK Cooperative Network.

7.5' WATER LINE EASEMENT-

LOT 4, BLOCK 1

HERITAGE GLEN OFFICE PARK

CC# D215207053

S73°03'01"W 41.44'

N69°52'48"E 8.49'

S84°49'42"W 32.43'

CC# D215207053 - OPRTCT

2. All distances shown are at ground.

Curve Table

Curve # Delta Radius Arc Length Chord Bearing Chord Length

- 3. The use of the word "certify" or "certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
- 4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevation data placed on this plat.

# SURVEYOR'S CERTIFICATION

LOT 2, BLOCK 1

HERITAGE GLEN OFFICE PARK

CC# D216178608

OPRTCT

LOT 3, BLOCK 1

HERITAGE GLEN OFFICE PARK

1.529 ACRES

66,601 SQUARE FEET

MINIMUM FINISH FLOOR ELEVATION = 694.0'

7.5' WATER LINE EASEMENT

15' PUBLIC ACCESS EASEMENT CC# D215205223 - OPRTCT

CC# D215205222 - OPRTCT —

372.49

15' PUBLIC ACCESS EASEMENT

CC# D215207053 - OPRTCT

Line Table

Line # | Direction | Length

L1 | S29°10'51"W | 16.17'

L2 S43°25'24"W 14.31'

L3 S89°22'49"W 38.00'

L4 N0°37'11"W 10.00'

L5 N89°22'49"E 38.00'

L6 S89°59'48"W 24.32'

286.96'

10' WIDE WATERLINE

**EASEMENT BY THIS PLAT** 

30' PUBLIC ACCESS

CC# D216178608

N89°59'48"E

I, Joshua D. Wargo, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

SPACE EASEMENT

CC# D215205224

10'x10' PUBLIC OPEN

SPACE EASEMENT

Registered Professional Land Surveyor No. 6391

CC# D212271300



DRAWING SCALE: 1" = 30'

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS Beach Street Partners 2, LLC, is the owner of a called 1.529 acre tract of land situated in the Samuel P. Williams Survey, Abstract No. 1690, City of Fort Worth, Tarrant County, Texas, as described in the deed recorded in County Clerk's Instrument No. (CC#) D216234972, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being the Texas Coordinate System, NAD83, North Central Zone - 4202. As established using GPS Technology in conjunction with the Texas RTK Cooperative

COMMENCING at a 1/2 inch orange capped iron rod marked "JPH Land Surveying" found (OCIRF) at the southwest corner of Lot 4, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth according to the plat thereof recorded in CC# D215207053, OPRTCT, and being on the east line of Lot 6X, Block 12, Heritage Glen Addition, an addition to the City of Fort Worth according to the plat thereof recorded in CC# D203399842, OPRTCT;

THENCE with the west line of said Lot 4, being common with the east line of said Lot 6X, the following courses and

North 42°41'23" East, a distance of 1.05 feet to a 1/2 inch OCIRF for corner;

North 32°06'11" East, a distance of 130.44 to point for corner:

North 22°25'25" East, a distance of 105.73 feet to a 1/2 inch OCIRF at the northwest corner of said Lot 4, being common with southwest corner of the said called 1.529 acre tract of land and being the POINT OF BEGINNING;

THENCE North 22°25'25" East, with the common line between said Lot 6X, Block 12 and the said called 1.529 acre tract of land, a distance of 218.52 feet to a point at the northwest corner of the said called 1.529 acre tract of land, being common with the southwest corner of Lot 2, Block 1, Heritage Glen Office Park, an addition to the City of Fort Worth according to the plat thereof recorded in CC# D216178608, OPRTCT, from which a 1/2 inch OCIRF bears North 20°02'40" East, a distance of 0.23 feet, and from which a 5/8 inch iron rod found bears North 22°25'25" East, a distance of 3.17 feet;

THENCE North 89°59'48" East, with the north line of the said called 1.529 acre tract of land, being common with the south line of said Lot 2, a distance of 286.96 feet to a point at the northeast corner of the said called 1.529 acre tract of land, being common with the southeast corner of said Lot 2, and being on the west right-of-way line of North Beach Street, a 120' right-of-way, from which a 1/2 inch OCIRF bears North 56°21'52" East, a distance of 0.24 feet;

THENCE South 00°37'11" East, with the east line of the said called 1.529 acre tract of land, being common with the said

west right-of-way line, a distance of 202.00 feet to an "X" cut set in concrete at the southeast corner of the said called 1.529 acre tract of land, being common with the northeast corner of said Lot 4, Block 1;

THENCE South 89°59'48" West, with the south line of the said called 1.529 acre tract of land, being common with the north line of said Lot 4, Block 1, a distance of 372.49 feet to the **POINT OF BEGINNING** and containing 66,601 square feet or 1.529 acres of land, more or less.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BEACH STREET PARTNERS 2 LLC, acting by and through the undersigned, their duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOT 3, BLOCK 1, HERITAGE GLEN OFFICE PARK, an addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the public's use forever.

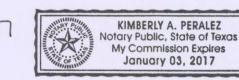
This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

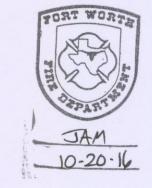
Duly Authorized Agent of Beach Street Patners 2, LLC

## STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared, Andrew Miller me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the Minday of October, 2016.





**FINAL PLAT** LOT 3, BLOCK 1 HERITAGE GLEN OFFICE PARK

66,601 SQUARE FEET OR 1.529 ACRES SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1690 CITY OF FORT WORTH TARRANT COUNTY, TEXAS **OCTOBER 2016** 

This plat filed in County Clerk Instrument No. D2 6247617, Date 10/21/16